



PLANNING COMMISSION AGENDA

CITY HALL – COUNCIL CHAMBER
68700 AVENIDA LALO GUERRERO
CATHEDRAL CITY, CA 92234

DATE: OCTOBER 5, 2005

TIME: 6:30 P.M.

PLANNING COMMISSIONERS

SONJA S. MARCHAND, CHAIR

STAN BARNES, VICE-CHAIR

LEE STARK, COMMISSIONER

BILL CUNNINGHAM, COMMISSIONER

CALL TO ORDER

ROLL CALL

FLAG SALUTE

CONFIRMATION OF AGENDA

PUBLIC COMMENTS

During this part of the meeting the public is invited to address the Planning Commission on any matter not on the Agenda. If you wish to speak on an Agenda Item, please wait to be recognized under that item. **EXCEPT FOR SPECIAL CIRCUMSTANCES, THE BROWN ACT PROHIBITS THE PLANNING COMMISSION OR STAFF FROM RESPONDING OR TAKING ACTION ON ANY COMMENTS MADE BY THE PUBLIC UNLESS IT PERTAINS TO AN ITEM THAT APPEARS ON THE AGENDA.** All speakers should give their name and city of residence, and please limit your remarks to three minutes.

CONSENT CALENDAR

None

PUBLIC HEARING CALENDAR

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NOTE: ITEMS 1 – 4 ARE RELATED CASES

ITEM #1 (Continued from meeting of July 20, 2005)

CASE No: General Plan Amendment No. 04-
001

APPLICANT: Jeff Stein, Gazelle Development STAFF PLANNER: Rich Malacoff,
AICP

LOCATION: Southwest corner of Quijo Road
and Landau Boulevard

REQUEST: To change the General Plan from Neighborhood Commercial to High
Density Residential on approximately 8.5 acres

RECOMMENDATION: Adopt the attached resolution recommending to the City Council DENIAL of
General Plan Amendment No. 04-001

Motion: _____ Second: _____

VOTING RESULTS: Approved/Disapproved:
AYES:
NOES:
ABSTAIN:
ABSENT:

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ITEM #2 (Continued from meeting of July 20)

CASE No: Change of Zone No. 04-001

APPLICANT: Jeff Stein, Gazelle Development STAFF PLANNER: Rich Malacoff,
AICP

LOCATION: Southwest corner of Quijo Road
and Landau Boulevard

REQUEST: To change the Zoning Designation from PCC (Planned Community
Commercial) to R-3 (Multiple Family Residential) District on approximately
8.5 acres

RECOMMENDATION: To recommend that the City Council DENY Change of Zone No. 04-001
based on the denial of the General Plan Amendment No 04-001

Motion: _____ Second: _____

VOTING RESULTS: Approved/Disapproved:
AYES:
NOES:

ABSTAIN:

ABSENT:

ITEM #3 (Continued from meeting of July 20)

CASE NO: Design Review No. 04-020

APPLICANT: Jeff Stein, Gazelle Development

STAFF PLANNER: Rich Malacoff,
AICP

LOCATION: Southwest corner of Quijo Road
and Landau Boulevard

ZONING: Currently the zoning is PCC (Planned Community Commercial) District and
being proposed for R-3 (Multiple Family Residential) District

REQUEST: To construct 144 Multiple Family Residential Units

RECOMMENDATION: To recommend that the City Council DENY Design Review No. 04-020 based
on the denial of General Plan Amendment No. 04-001 and Zone Change No.
04-001

Motion: _____ Second: _____

VOTING RESULTS: Approved/Disapproved:

AYES:

NOES:

ABSTAIN:

ABSENT:

ITEM #4

CASE NO: Development Agreement No. 05-
001

APPLICANT: Jeff Stein, Gazelle Development

STAFF PLANNER: Rich Malacoff,
AICP

LOCATION: Southwest corner of Quijo Road
and Landau Boulevard

ZONING: Currently the zoning is PCC (Planned Community Commercial) District and
being proposed for R-3 (Multiple Family Residential) District

REQUEST: A Development Agreement for the reimbursement of City Costs associated

with the project.

RECOMMENDATION: To recommend that the City Council DENY Development Agreement No.05-001 based on the denial of General Plan Amendment No. 04-001 and Zone Change No. 04-001, and Design Review no. 04-020.

Motion: _____ Second: _____

VOTING RESULTS: Approved/Disapproved:
AYES:
NOES:
ABSTAIN:
ABSENT:

Note: Items 5 and 6 are related cases

ITEM #5

CASE NO: General Plan Amendment 05-002
and Zone Change 05-003

APPLICANT: Shadow Valley Heights, LLC
3535 Inland Empire Boulevard
Ontario, CA 91764

STAFF PLANNER: Bud Kopp, AICP,
Senior Planner

LOCATION: South of East Palm Canyon Drive
and west of the West Cathedral
Canyon Channel being
approximately 12.94 gross acres
being a portion of Assessors Parcel
Number 687-040-047.

REQUEST: Consideration of a General Plan Amendment from General Commercial (CG) to Medium Density Residential (RM); a change in zone classification from Commercial, Tourist and Recreation (CTR) to Multiple Family Residential (R-2); and approval of a Mitigated Negative Declaration.

RECOMMENDATION: Adopt resolution approving

Motion: _____ Second: _____

VOTING RESULTS: Approved:
AYES:

NOES:
ABSTAIN:
ABSENT:

ITEM #6

CASE NO: Tentative Tract Map (TTM 33668)
Planned Unit Development (PUD
05-001)
Tesoro

APPLICANT: Shadow Valley Heights, LLC
3535 Inland Empire Boulevard
Ontario, CA 91764

STAFF PLANNER: Bud Kopp, AICP,
Senior Planner

LOCATION: South of East Palm Canyon Drive
and west of the West Cathedral
Canyon Channel being
approximately 16.37 gross acres
including Assessors Parcel Number
687-040-047 and the proposed
bridge connecting the project with
Bankside Drive (near Sunair Road)
affecting Assessors Parcel Numbers
687-080-006 and 687-040-053.

ZONING: R-2 upon approval of item No. 1
listed above (General Plan
Amendment 05-002 and Zone
Change 05-003)

REQUEST: A Planned Unit Development that includes provisions for 107 single family
lots with common areas including an active recreational amenity; a
Tentative Tract Map for the purposes of dividing the subject 16.37 acres into
private lots, and lots to be held in common by a proposed Homeowners
Association, and approval of a Mitigated Negative Declaration.

RECOMMENDATION: Adopt resolution approving
Motion: _____ Second: _____

VOTING RESULTS: Approved:
AYES:
NOES:
ABSTAIN:
ABSENT:

NON-PUBLIC HEARING/ ITEMS AND ADMINISTRATIVE CALENDAR

None

CITY ATTORNEY'S REPORT

CITY PLANNER'S REPORT

COMMISSIONERS' COMMENTS

ADJOURNMENT

The meeting was adjourned at _____ p.m.

The next regularly scheduled meeting of the Planning Commission will be held on October 19, 2005 at 6:30 p.m., at the City Hall Council Chamber, located at 68-700 Avenida Lalo Guerrero, Cathedral City, California 92234.

NOTE TO THE PUBLIC:



IN COMPLIANCE WITH THE AMERICANS WITH DISABILITY ACT, IF YOU NEED SPECIAL ASSISTANCE TO PARTICIPATE IN THIS MEETING, PLEASE CONTACT THE PLANNING DEPARTMENT AT (760) 770-0370. NOTIFICATION 48 HOURS PRIOR TO THE MEETING WILL ENABLE THE CITY TO MAKE REASONABLE ARRANGEMENTS TO ENSURE ACCESSIBILITY TO THIS MEETING. [28 CFR 35.104 ADA TITLE II]